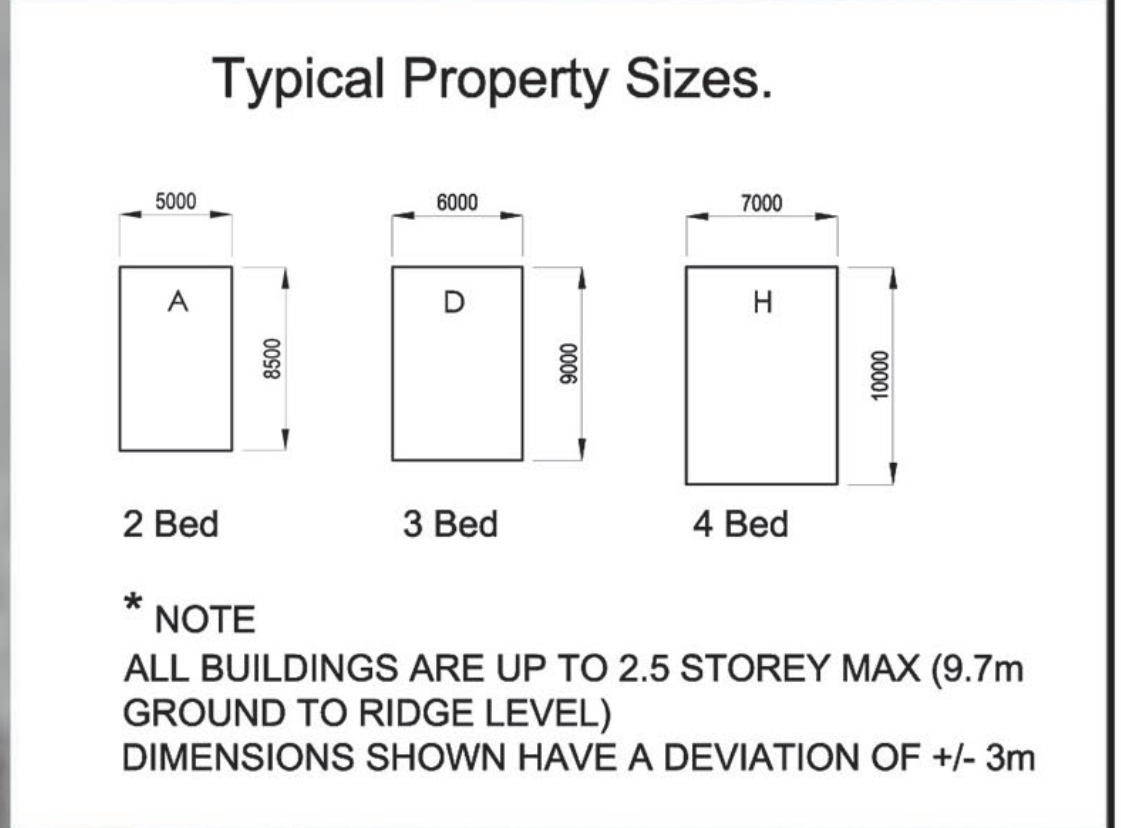




NORTH						
REF	BEDS	SQ FT	QTY	TOTAL	TYPE	
A	2	700	10	7000	2 BED TERRACE	
B	2	720	0	0	2 BED TERRACE	
C	3	900	11	9900	3 BED TERRACE	
D	3	1000	17	17000	3 BED TERRACE	
E	3	1024	4	4096	3 BED SEMI	
G	4	1350	0	0	4 BED DETACHED	
H	4	1350	10	13500	4 BED DETACHED	
I	4	1380	3	4140	4 BED DETACHED	
J	4	1240	6	7440	4 BED DETACHED	
TOTAL			61	63076		
Units / Net/ Hectare / Acre				31 / 12		
Gross area				6.94 acres		
POS area				1.17 acres		
Undevelopable area				0.4 acres		
Net area				5.37 acres		
SOUTH						
REF	BEDS	SQ FT	QTY	TOTAL	TYPE	
A	2	700	1	700	2 BED TERRACE	
B	2	720	1	720	2 BED TERRACE	
C	3	900	21	18900	3 BED TERRACE	
D	3	1000	11	11000	3 BED TERRACE	
E	3	1024	9	9216	3 BED SEMI	
G	4	1350	2	2700	4 BED DETACHED	
H	4	1350	19	25650	4 BED DETACHED	
I	4	1380	3	4140	4 BED DETACHED	
J	4	1240	4	4960	4 BED DETACHED	
TOTAL			71	77986		
Units / Net/ Hectare / Acre				30 / 11		
Gross area				8.41 acres		
POS area				1.69 acres		
Undevelopable area				0.5 acres		
Net area				6.20 acres		



- KEY
- EXISTING TREES
 - EXISTING HEDGEROWS
 - PROPOSED TREES
 - PROPOSED HEDGEROWS
 - PROPOSED PARK
 - PROPOSED HOUSING
 - PROPOSED STREET
 - PROPOSED SHARED SURFACES
 - PROPOSED SUDS POND

REV.	AMENDMENT.	DATE
Parkinson inc. Urban design & masterplanning First Floor, 5 Union Court, Liverpool, L2 4SJ T: 07970 686 302 E: ian@parkinsoninc.co.uk		
PROJECT HOLT ROAD / ROSSETT ROAD, ROSSETT, CLYWD.		
CLIENT BELLIS BROS		
DRAWING TITLE MASTER PLAN (RENDERED)		
SCALE	1:500 @A0	REV. G
DATE	Sept 2017	PROJECT REF ROSSETT
CHECKED	IP	DRAWING No. Pinc 100-37-SMP-01